



## CITY OF GLENDALE, CALIFORNIA

Community Development  
Planning

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October 23, 2018

Aram Alajajian  
c/o Aram Alajajian Marcoosi Architects Inc.  
320 West Arden Avenue – Suite 120  
Glendale, CA 91203

**RE: 501 SOUTH CENTRAL AVENUE, AND  
308 WEST LOMITA AVENUE**

- ADOPTION OF A MITIGATED NEGATIVE DECLARATION
- PARKING REDUCTION PERMIT NO. PPRP1817379

Dear Applicant:

On October 17, 2018, the Planning Hearing Officer conducted and closed a public hearing, pursuant to Section 30.50.040, subsection (B) of the Glendale Municipal Code, on your application for a Parking Reduction Permit No. PPRP 1817379, to construct a 17,826 square-foot, 3-story office/retail building (over a one-level 8,325 square-foot subterranean parking garage) on a 8,400 square-foot lot. Development of the project will require the demolition of the existing 720 square-foot counter service restaurant located at **501 South Central Avenue** (built in 1948) and the existing 918 square-foot house located at **308 West Lomita Avenue** (built in 1921). The applicant is asking to provide 30 on-site, accessible parking spaces, four tandem parking spaces, and 17 lift spaces (51 total) where 49 on-site, accessible parking spaces are required in the "C3-1" - Commercial Service – Height District 1 Zone, described as a Portion of Lot 14, Palmetto Tract, in the City of Glendale, in the County of Los Angeles.

### ENVIRONMENTAL DETERMINATION

The Community Development Department, after having conducted an Initial Study, prepared a Mitigated Negative Declaration (MND) for the project.

### CODE REQUIRES

- (1) Forty-nine (49) on-site parking spaces are required: 47 parking spaces for 17,826 square-feet of office use (2.7 spaces per 1,000 square feet) and 2 on-site parking spaces are required for 375 square feet of retail use (4 spaces per 1,000 square feet).

### APPLICANT'S PROPOSAL

- (1) A Parking Reduction Permit to provide a total of 51 on-site parking spaces; 30 accessible parking spaces, four tandem parking spaces, and 17 lift spaces.

### ENVIRONMENTAL RECOMMENDATION

The Community Development Department, after having conducted an Initial Study, prepared a mitigated negative declaration (MND) for the project.

### REQUIRED/MANDATED FINDINGS

After thorough consideration of the statements contained in the application, the plans submitted therewith, the report by the Community Development Department staff thereon, and the statements made at the public hearing with respect to this application, the Planning Hearing Officer has **APPROVED WITH CONDITIONS** your parking reduction application based on the following:

The Planning Hearing Officer has granted **Approval** of a parking reduction permit for the proposed restaurant at 501 Central Avenue and 308 West Lomita Avenue, pursuant to Chapter 30.50.040 (B) of the Glendale Municipal Code based on the following finding and conditions of approval:

For a parking reduction permit based on findings pursuant to Section 30.50.040, subsection D. regarding any other circumstance where the applicant wishes to request a parking reduction. Such reduction may be granted where the review authority finds that:

1. The parking need for the land use is not as great as for similar land uses or the parking requirement for the land use established in the Zoning Code is greater than what will be needed by the land use. The proposed office/retail building will provide 51 on-site parking spaces where 49 on-site parking spaces are required. The building is being constructed for a tech business and a small 375 square-foot retail space. Given the small size of the retail space, it is designed to provide auxiliary services to building workers, and is of such limited size that it will not generate a need for additional parking. This specialized tech business has employees that often work off-site and use work vans to respond to calls, so this type of business has a reduced need for on-site parking. While this business is considered an office use, it will not generate the parking need of a typical office because the nature of this tech business does not attract visitors that need parking, and many employees will not be in the office during work hours. Although twenty-one spaces are not considered accessible, full-time on-site valet service will operate the lifts and move cars so that all spaces are usable. Therefore, the number of spaces needed for the land use will be provided.
2. The intent of the parking regulations, in compliance with all other applicable provisions of this Chapter, is met. Parking regulations are intended to provide sufficient on-site parking for land use and avoid negative impacts to surrounding uses by reducing parking demand and traffic congestion. As described in Finding 1, the nature of this tech business will not generate the same need for parking as a typical office. Also, the retail is of such limited size that it is designed to serve



workers in the building, and, therefore will not generate the need for additional parking. The proposed parking lifts are automated systems used to move vehicles to another level for storing – stacking cars vertically into vacant spaces until a car is needed. As a result, where one garage or outdoor parking space was needed for every car, it is possible to store several cars in the same space. Automated systems use parking lifts to move a vehicle to another level for storing – stacking cars vertically into vacant spaces until the car is needed. Therefore, the intent of the parking regulations to provide enough on-site parking will be met. In addition, traffic circulation will continue to meet City standards as reviewed and approved by the City's traffic engineer.

3. Sufficient parking would be provided to serve the tech business use intended and potential future uses of the subject parcel. The proposed building is designed for retail uses on the first floor and office uses on the second and third floors and as noted above, sufficient parking will be provided for these uses. The conditions of approval require that the parking reduction permit is valid for the specific use for which it was granted or similar land use (as determined by the Planning Hearing Officer in concurrence with the Director of Community Development). The permit will run with the specific land use as long as there is not intensification of the use or that other uses proposed will not require more parking as provided herein as determined by the Planning Hearing Officer. In addition, any expansion or modification of the facility or use which intensifies the existing use shall require a new Parking Reduction Permit application. Therefore, sufficient parking will be provided for the proposed and future use of the building.

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#### **CONDITIONS OF APPROVAL**

**APPROVAL** of this Parking Reduction Permit shall be subject to the following conditions:

1. The development shall be in substantial accord with the plans submitted with the application and presented at the hearing except for any modifications as may be required to meet specific Code standards or other conditions stipulated herein to the satisfaction of the Planning Hearing Officer.
2. All necessary licenses or permits as required from Federal, State, County or City shall be obtained and kept current at all times, including a Business Registration Certificate from the City of Glendale.
3. The facilities shall not be rented, leased or otherwise occupied for purposes not specified in these applications while the business is in operation. The property owner at his/her discretion may allow the parking lot to be used by others when the business is closed.
4. The parking reduction permit is valid for the specific use for which it was granted or similar land use (as determined by the Planning Hearing Officer in concurrence with the Director of Community Development). The permit runs with this specific land use as long as there is not intensification of the use or that other uses proposed will not require more parking as provided herein as determined by the Planning Hearing Officer.

5. Any expansion or modification of the facility or use which intensifies the existing use shall require a new Parking Reduction Permit application. Expansion shall constitute adding floor area, changes to the use or operation, or any physical change as determined by the Planning Hearing Officer, with concurrence from the Director of Community Development.
6. The premises shall be maintained in a clean and orderly condition, free of weeds, trash and graffiti.
7. Access to the premises shall be made available upon request to all City of Glendale authorized staff (i.e. Community Development Department, Fire Department, Police Department, etc.) for the purpose of verifying compliance with all laws and the conditions of this approval.
8. A grading/drainage plan shall be required and shall be submitted to Public Works Engineering-Land Development Section for review and approval, and shall be made a part of the building plans submitted with the shoring permit application, or if no shoring permit is required, with the building permit application.
9. A separate Demolition Permit shall be obtained from the City's Building and Safety Division and all existing sewer laterals serving the project site shall be capped at the property line prior to the start of demolition operations.
10. The method of discharge of the onsite drainage shall be approved by the Director of Public Works.
11. The applicant shall perform at its sole expense, and at no cost to the City, the offsite improvements along the entire frontage of the property along Central Avenue and Lomita Drive in accordance with the SPPWC manual, to match and join the existing street improvements, under separate permit, and to the satisfaction of the Director of Public Works.
12. Separate permit/s shall be required for all work within the public right-of-way and the applicant shall bear all fees for the necessary permits and construction inspections for work within the public right-of-way.
13. The project shall comply with all National Pollutants Discharge Elimination System (NPDES) requirements, including the submittal and certification of plans and details showing preconstruction, during construction, and post-construction.
14. A dual sump pump design shall be required for basement or subterranean parking.
15. The mechanical lifts shall be in operation at all times that the building is in use.
16. A full-time valet service with at least two employees on-site shall be provided during operating hours of the businesses within the building.

17. An Acceptance Affidavit accepting the parking reduction permit and all its conditions shall be signed and notarized and submitted to the Planning Hearing Officer prior to the issuance of a Business Registration Certificate.

#### **APPEAL PERIOD**

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper City and public agency.

Under the provisions of the Glendale Municipal Code, Title 30, Chapter 30.62, any person affected by the above decision has the right to appeal said decision to the Planning Commission if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence which could not have been reasonably presented. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires.

Any appeal must be filed on the prescribed forms within fifteen (15) days following the actual date of the decision. Information regarding appeals and appeal forms will be provided by the Permit Services Center (PSC) or the Community Development Department (CDD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **NOVEMBER 7, 2018**, at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 am to 12:00 pm, or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 p.m. to 5 p.m.

**APPEAL FORMS available on-line:** <http://www.glendaleca.gov/appeals>

#### **TRANSFERABILITY**

This authorization runs with the use for which it was intended for and approved. In the event the property is to be leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions and/or limitations of this grant.

#### **VIOLATIONS OF THESE CONDITIONS**

Violations of conditions required by this determination may constitute a misdemeanor or infraction under section 1.20.010 of the Glendale Municipal Code (GMC) and/or a violation of other local, State or Federal laws or regulations. Unless a specific penalty is provided, any person convicted of a misdemeanor shall be punished by a fine not to exceed one thousand dollars (\$1,000.00), or imprisonment for a term not to exceed six (6) months, or by both fine and imprisonment. Infractions are punishable by a fine not exceeding the sum of five hundred dollars (\$500.00) for each violation. Violations of conditions required by this determination may be grounds for a revocation.



## **REVOCATION, CONTINUING JURISDICTION**

Section 30.16.610 of the Glendale Municipal Code, 1995, provides for the Director of Community Development to have continuing jurisdiction over any Parking Reduction Permit which is or has been granted and may revoke any Parking Reduction Permit in whole or in part at any time for failure to comply with any condition or requirement imposed at the time of approval.

## **GMC CHAPTER 30.4 PROVIDES FOR**

### Termination

Every right or privilege authorized by a Parking Reduction Permit shall terminate two (2) years after the granting of such, unless the exercise of such right or privilege has commenced in good faith prior to such time, except as otherwise provided for.

### Extension

An extension of the Parking Reduction Permit may be requested one time and extended for up to a maximum of one (1) additional year upon receipt of a written request from the applicant and demonstration that a reasonable effort to act on such right and privilege has commenced within the two (2) years of the approval date. In granting such extension the applicable review authority shall make a written finding that neighborhood conditions have not substantially changed since the granting of the administrative use permit.

### Cessation

A Parking Reduction Permit may be terminated by the review authority upon any interruption or cessation of the use permitted by the Parking Reduction Permit for one year or more in the continuous exercise in good faith of such right and privilege.

## **NOTICE – subsequent contacts with this office**

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the case planner. This would include clarification and verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **by appointment only**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

You may contact the case planner, Kathy Duarte, during normal business hours at (818) 937-8163 or via e-mail at [kduarte@glendaleca.gov](mailto:kduarte@glendaleca.gov).

Sincerely,



Laura Stotler  
Planning Hearing Officer

LS:KD:sm

501 SOUTH CENTRAL AVENUE, AND  
308 WEST LOMITA AVENUE

Attachment: Resolution of the Planning Hearing Officer

CC: City Clerk (K.Cruz); Police Dept. (A.Jenks/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(J.Halpert); Traffic & Transportation Section (Larry Tan/S. Vartanian); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (G. Tom/S. Boghosian); Glendale Water & Power -Electric Section (V. Avedian/B. Ortiz); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (Rene Sada); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna);and case planner Kathy Duarte.

A RESOLUTION OF THE PLANNING HEARING OFFICER  
OF THE CITY OF GLENDALE, CALIFORNIA,  
ADOPTING A CERTAIN MITIGATED NEGATIVE DECLARATION  
PREPARED PURSUANT TO THE CALIFORNIA  
ENVIRONMENTAL QUALITY ACT

**WHEREAS,** The Director of Community Development considered the Initial Study prepared on behalf of Parking Reduction Permit No. PPRP1817379 for the development of a 17,826 square-foot, 3-story office/retail building (over a one-level 8,325 square-foot subterranean parking garage) located at 501 South Central Avenue and 308 West Lomita Avenue, Glendale, California (the "Project") approved on September 20, 2018, a Proposed Mitigated Negative Declaration prepared pursuant to the California Environmental Quality Act; and

**WHEREAS,** the Proposed Mitigated Negative Declaration was made available for a 20-day public review and comment period; and

**WHEREAS,** a Final Mitigated Negative Declaration has been prepared incorporating any comments received during the review period and any responses to those comments; and

**WHEREAS,** the Mitigated Negative Declaration reflects the independent judgment of the City of Glendale; and

**WHEREAS,** the Planning Hearing Officer has read and considered the Mitigated Negative Declaration; and

**WHEREAS,** the Planning Hearing Officer acknowledges the findings of the Director of Community Development with respect to the preparation of the Mitigated Negative Declaration; and

**WHEREAS,** the Glendale Planning Division has been identified as the custodian of record for the Mitigated Negative Declaration.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Hearing Officer of the City of Glendale finds on the basis of the whole record including the Initial Study and any comments received that there is no substantial evidence that the project will have a significant effect on the environment, and that the Planning Hearing Officer adopts Mitigated Negative Declaration prepared on behalf of Parking Reduction Permit Case No. PPRP1817379 and the Mitigation Monitoring and Reporting Program attached as Exhibit A.

Adopted this 17th day of October, 2018.

  
Planning Hearing Officer



**501 South Central Avenue and 308 West Lomita Avenue  
MITIGATION MEASURES AND MONITORING PROGRAM**

**NOISE****NOS-1**

The following construction best management practices (BMPs) shall be implemented to reduce construction noise levels:

- Ensure that construction equipment is properly muffled according to industry standards and be in good working condition.
- Place noise-generating construction equipment and locate construction staging areas away from sensitive uses, where feasible.
- Schedule high noise-producing activities between the hours of 7:00 AM and 5:00 PM to minimize disruption on sensitive uses.
- Implement noise attenuation measures to the extent feasible, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources.
- Use electric air compressors and similar power tools rather than diesel equipment, where feasible.
- Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 30 minutes.
- Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow surrounding owners to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party.

**Monitoring Action:** Plan check and site inspection

**Timing:** Prior to the issuance of grading permits and during construction activities

**Responsibility:** Department of Public Works

**NOS-2**

Construction staging areas along with the operation of earthmoving equipment within the Project area shall be located as far away from vibration- and noise-sensitive sites as possible.

**Monitoring Action:** Plan check and site inspection

**Timing:** During construction activities

**Responsibility:** Department of Public Works